

Exhibit 4



WASEEM KALA
professional corporation

December 23, 2021

Mr. M. KAZMI, Ms. N. KAZMI & Mr. R. KAZMI

Dear Mr. M. KAZMI, Ms. N. KAZMI & Mr. R. KAZMI:

Re: Your sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,
My File No.: 21-513

I am pleased to now submit my reporting letter in relation to your sale of the above property.

AGREEMENT OF PURCHASE AND SALE

This transaction was completed in accordance with the Agreement of Purchase and Sale executed by you and the purchasers. The sale price was \$1,900,000.00 with \$95,000.00 being paid as a deposit and the balance payable to you by certified cheque on closing subject to adjustments.

The transaction was completed on November 15, 2021.

STATEMENT OF ADJUSTMENTS

The Statement of Adjustments sets out closing adjustments between you and the purchaser, calculated as at November 15, 2021.

The Statement reflects a credit to you in the amount of \$1,900,000.00, being the sale price of the property, and a credit to the purchaser for the deposit monies of \$95,000.00.

REALTY TAXES - Taxes were adjusted based on the 2021 final tax bill of \$5,086.50. Since your prorated share of the taxes, for the period from January 1, 2021 to November 15, 2021 amounted to \$4,431.53 whereas you had paid \$5,086.50 on this account, you received credit in the Statement of Adjustments with the sum of \$654.97.

1 DAY EXTENSION MORTGAGE PER DIEM - You received credit with the sum of \$62.09 in this regard.

- 2 -

BALANCE DUE ON CLOSING - After accounting for the foregoing adjustments, the purchaser was required to pay the balance due on closing in the amount of \$1,805,717.06.

For details as to the disbursement of funds received by my office, please refer to my Trust Ledger Statement which is enclosed.

PREVIOUS FIRST MORTGAGE

From the funds which we received from the purchasers on the closing of this transaction, I forwarded the sum of \$1,362,539.88 so as to discharge the previous first mortgage in favour of CANADIAN IMPERIAL BANK OF COMMERCE.

The amount required to discharge this mortgage was determined in accordance with the mortgage statement for discharge purposes obtained by my office, and I am enclosing a copy thereof for your reference.

I will be obtaining a registered discharge of this mortgage from the bank as soon as possible after closing.

REAL ESTATE COMMISSION

Insofar as the deposit monies of \$95,000.00 held by the Real Estate Broker exceeded the commission payable of \$66,500.00 plus HST, the broker was to refund the difference to you, being \$19,855.00, promptly after closing.

ENCLOSURES

I am enclosing the following documents:

- Statement of Adjustments.
- Copy of first mortgage statement for discharge purposes.
- My Statement of Account.
- My Trust Ledger Statement.
- Signed Documents.

I trust that this transaction has been completed to your satisfaction and if you have any questions or comments, please do not hesitate to contact my office.

Yours very truly,

Waseem Kala



WASEEM KALA
professional corporation

November 16, 2021

Mr. M. KAZMI, Ms. N. KAZMI & Mr. R. KAZMI

Re: Your sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,
My File No.: 21-513

TRUST LEDGER STATEMENT

Received from purchaser on closing - KARIM
ABDEL SHAHID and GEHANE SAMIR GREIS

1,805,703.13 \$1,805,717.06

Paid to discharge previous 1st mortgage -
CANADIAN IMPERIAL BANK OF COMMERCE

\$1,362,539.88

Paid legal fees and disbursements - WASEEM
KALA PROFESSIONAL CORPORATION

1,128.87

Paid Software Transaction Fee

145.77

Paid Law Society Transaction Levy

65.00

Paid to City of Richmond Hill re Remaining
2021 Taxes; Roll No.

38-08-0-012-47307-00000-04

2,125.07

Paid to you following closing - MUHAMMAD
MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN
KAZMI

439,712.47

\$1,805,717.06

\$1,805,717.06

THIS IS MY STATEMENT HEREIN

WASEEM KALA

WK:fm
E. & O. E.

STATEMENT OF ADJUSTMENTS**Vendor:** MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN KAZMI**Purchaser:** KARIM ABDEL SHAHID and GEHANE SAMIR GREIS**Property:** [REDACTED], Richmond Hill, Ontario L4E 3K2**Adjusted as of:** November 16, 2021

	Credit Purchaser	Credit Vendor
<u>SALE PRICE</u>		\$1,900,000.00
<u>DEPOSIT</u>	\$95,000.00	
<u>REALTY TAXES</u>		
2021 total taxes	\$5,086.50	
Vendor has paid	\$5,086.50	
Vendor's share for 319 days	\$4,445.46	
Credit Vendor		641.04
<u>1 DAY EXTENSION MORTGAGE PER DIEM</u>		
Credit Vendor		62.09
<u>BALANCE DUE ON CLOSING</u>		
Payable to		
WASEEM KALA PROFESSIONAL CORPORATION, in trust		
or as further directed	1,805,703.13	
E.&O.E.	\$1,900,703.13	\$1,900,703.13

LRO # 65 **Transfer**

Received as YR3342147 on 2021 11 16 at 16:45

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

Properties

PIN03196 - 0335 LT Interest/Estate Fee Simple

Description; CITY OF RICHMOND HILL

Address

RICHMOND HILL

Consideration

Consideration \$1,900,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

NameKAZMI, FATIMA NARJIS

Address for Service, Kitchener N2E3N3

I am at least 18 years of age.

KAZMI, MUHAMMAD MURTUZA and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

NameKAZMI, MUHAMMAD MURTUZA

Address for Service, Kitchener N2E3N3

I am at least 18 years of age.

KAZMI, FATIMA NARJIS and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

NameKAZMI, RIZWAN

Address for Service, Kitchener N2E3N3

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Transferee(s)

CapacityShare

NameSHAHID, KARIM ABDEL

Joint Tenants

Date of Birth1972 06 27

Address for Service,
Dolbeau-Mistassini, QC, G8L 5S5

NameGREIS, GEHANE SAMIR

Joint Tenants

Date of Birth1971 01 23

Address for Service251 rue Laurendeau,
Dolbeau-Mistassini, QC, G8L 5S5

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFeree (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Waseem Kala

5393 Red Brush Drive
Mississauga
L4Z 4B2

acting for
Transferor(s)

Signed 2021 11 16

Tel 416-570-7880

Fax 289-904-0338

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

LRO # 65 **Transfer**

Received as YR3342147 on 2021 11 16 at 16:45

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

Signed By

I have the authority to sign and register the document on behalf of the Transferor(s).

Allan Mark William Fraser

2200 Brock Road North Units C10 & C11
Pickering
L1X 2R2

acting for
Transferee(s)

Signed 2021 11 16

Tel 905-427-4886
Fax 905-427-5542

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).
I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

VANULAR LAWYERS PROFESSIONAL CORPORATION

2200 Brock Road North Units C10 & C11
Pickering
L1X 2R2

2021 11 16

Tel 905-427-4886
Fax 905-427-5542

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$34,475.00
Total Paid	\$34,541.30

File Number

Transferor Client File Number : 21-513
Transferee Client File Number : PO1132-21

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03196 - 0335; CITY OF
RICHMOND HILL

BY:

KAZMI, FATIMA NARJIS
KAZMI, MUHAMMAD MURTUZA
KAZMI, RIZWAN

TO:

SHAHID, KARIM ABDEL
GREIS, GEHANE SAMIR

Joint Tenants
Joint Tenants

1. SHAHID, KARIM ABDEL AND GREIS, GEHANE SAMIR

I am

☐

(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐

(b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☒

(c) A transferee named in the above-described conveyance;

☐

(d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.☐☐

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash\$1,900,000.00

(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)\$0.00
(ii) Given Back to Vendor\$0.00

(c) Property transferred in exchange (detail below)\$0.00

(d) Fair market value of the land(s)\$0.00

(e) Liens, legacies, annuities and maintenance charges to which transfer is subject\$0.00

(f) Other valuable consideration subject to land transfer tax (detail below)\$0.00

(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))\$1,900,000.00

(h) VALUE OF ALL CHATTELS -items of tangible personal property\$0.00

(i) Other considerations for transaction not included in (g) or (h) above\$0.00

(j) Total consideration\$1,900,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1783666.

2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".

4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.

5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 65Registration No. YR3342147Date: 2021/11/16

B. Property(s): PINAddressAssessmentRoll No

RICHMOND HILL

C. Address for Service: 251 rue Laurendeau,
Dolbeau-Mistassini, QC, G8L 5S5

D. (i) Last Conveyance(s): PIN 03196 - 0335Registration No. YR3278135

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Allan Mark William Fraser
2200 Brock Road North Units C10 & C11
Pickering L1X 2R2

LRO # 65 **Application (General)**

Received as YR3327650 on 2021 10 15 at 09:19

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

PIN03196 - 0335 LT

Description

; CITY OF RICHMOND HILL

Address

RICHMOND HILL

Applicant(s)

NameCASTLEGROVE DEVELOPMENTS INC.

Address for Servicec/o Maple Drywall
211 Westcreek Drive
Suite 200
Woodbridge, Ontario
L4L 9T7

I, ROBERT BUCCI, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Party To(s)CapacityShare

NameCASTLEGROVE DEVELOPMENTS INC.

Address for Servicec/o Maple Drywall
211 Westcreek Drive
Suite 200
Woodbridge, Ontario
L4L 9T7

I, ROBERT BUCCI, have the authority to bind the corporation

This document is not authorized under Power of Attorney by this party.

Statements

I ROBERT BUCCI (A.S.O.) FOR CASTLEGROVE DEVELOPMENTS INC. having a legal interest in the lands hereby apply under section 75 of the Land Titles Act to have the register for the said PIN amended by: Deleting Vendor's Lien registered as Instrument No. YR3317740 from title as the balance has been paid in full.

I MATTHEW D. PRESTA solicitor make the following law statement the Vendor's Lien has been paid in full..

This document relates to registration number(s)YR3317740

Signed By

Matthew David Presta

9100 Jane St., 3rd Floor, Building A
Vaughan
L4K 0A4

acting for
Applicant(s)

Signed2021 10 14

Tel905-738-1078

Fax905-738-0528

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

BIANCHI PRESTA LLP

9100 Jane St., 3rd Floor, Building A
Vaughan
L4K 0A4

2021 10 15

Tel905-738-1078

Fax905-738-0528

Fees/Taxes/Payment

Statutory Registration Fee\$65.30

Total Paid\$65.30



WASEEM KALA
professional corporation

November 11, 2021

City of Richmond Hill
Attention: Tax Department
225 East Beaver Creek Rd
Richmond Hill, ON L4B 3P4

Dear Sirs:

Re: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2, (City of Richmond Hill)
[REDACTED]
Roll No.: [REDACTED]
Closing Date: November 15, 2021
My File No.: 21-513

Please be advised that I am the solicitor for MUHAMMAD KAZMI, NARJIS KAZMI and RIZWAN KAZMI who, effective November 15, 2021, sold the above property to KARIM ABDEL SHAHID and GEHANE SAMIR GREIS, and I would therefore request that you amend your records to reflect the foregoing.

If you require further information, the solicitor for the new owners of the property is:

Vanular Lawyers Professional Corporation
2200 Brock Road North
Units C10 & 11
Pickering, Ontario L1X 2R2

Attention: Jason Vanular

Thank you for your co-operation in this matter.

Yours very truly,


WASEEM KALA

WK:fm



WASEEM KALA
professional corporation

November 11, 2021

Mr. M. KAZMI, Ms. N. KAZMI & Mr. R. KAZMI
[REDACTED] Richmond Hill, Ontario L4E 3K2

Dear Mr. M. KAZMI, Ms. N. KAZMI & Mr. R. KAZMI:

Re: Your sale to SHAHID/GREIS

[REDACTED]
City of Richmond Hill, Richmond Hill
[REDACTED] Richmond Hill, Ontario L4E 3K2,
My File No.: 21-513

This letter is to confirm that I will be acting on your behalf with respect to your sale of the above-noted property. I will be handling all enquiries and preparing documentation in relation to your transaction. Please do not hesitate to contact my office at any time if you have any questions as the transaction progresses. There are several issues mentioned below that I should discuss soon, either in person or by telephone. I will also need to meet shortly before your closing date to review the entire transaction, sign the documents and arrange for the transfer of the sale proceeds. Someone from my office will contact you to arrange such a meeting closer to when this date approaches.

CLOSING DATE

I confirm I am in receipt of a copy of your Agreement of Purchase and Sale and that according to the agreement, your sale will be finalized on November 15, 2021. If this date is incorrect, please advise my office immediately.

FEES AND DISBURSEMENTS

My legal fees for completing your transaction are \$999, plus HST, and all applicable disbursements and taxes. This fee includes services rendered in a standard real estate sale transaction.

Telephone: 416 570 7880
Fax: 1 289 904 0338
waseem@wkalalaw.ca
www.wkalalaw.ca

Mississauga Office
405 Britannia Road E., Suite 101B
Mississauga, Ontario L4Z 3E6

In some real estate transactions, there may be unforeseen issues and/or difficulties that arise as a result of matters beyond my control. I reserve the right to increase my fees to reflect any additional time expended with the completion of your transaction and will contact you to discuss same.

INFORMATION REQUIRED

Please provide the following information and/or documentation to my office as soon as possible:

- Copy of your Transfer.
- Your most recent realty tax bill.
- Details of any mortgage or secured line of credit (institution, mortgage number, etc.) registered against the title to the property.
- Details of any bridge loan (institution, reference number, related property purchased, etc.) that must be paid off upon the closing of this sale transaction, as well as a copy of the bridge loan agreement and any other related documents.
- If your house is heated by oil, the capacity of the tank and a recent fuel oil bill.
- If your water is not metered, a copy of your most recent water bill.
- Any survey of the property which you might have. Please advise us of any changes to the property which are not shown on the survey (for example, a deck addition).
- Your country of residence (if not Canada).
- Whether the property is used, in whole or in part, for purposes other than residential use as HST may be applicable to the sale under such circumstances.
- If any part of the property is currently tenanted and the purchaser(s) will be assuming the tenancy upon closing in accordance with the agreement of purchase and sale, please let us know the part of the property that is subject to tenancy (e.g. basement), the name(s) of the tenant(s), the amount of rent, the payment date of the rent (e.g. first day of each month), the amount of the last month's deposit (if any) and the date when the last month's deposit was received (if applicable).
- Your mailing address and telephone number following closing.

FIRE INSURANCE

You are responsible for cancelling your fire insurance coverage. I recommend that you do not cancel the insurance until the day following the actual closing of the sale.

UTILITIES

You are responsible for contacting the local utilities authorities (water, hydro and gas) and telecommunications companies to terminate your accounts and to arrange for final meter readings if applicable.

KEYS

I will require at least one set of all keys necessary to enter the premises to deliver to the purchaser on the closing date.

SIGNING

I will meet with you shortly before your closing date to review your file and to have you sign documents. I will discuss the distribution of the sale proceeds, including any remaining real estate commission obligations, and the payment or transfer of funds. I will need to meet with each person required to effect the transfer. If any such person will not be available at that time, please advise us as soon as possible as alternative arrangements may have to be made.

IDENTIFICATION

At my meeting, I will require each person, as noted-above, to bring two pieces of identification, one of which must be Canadian/Federal or Provincial government-issued photo identification such as a driver's licence or passport. Unfortunately, a health card is not acceptable identification. If you have any questions about what is an acceptable form of identification or if you do not have Canadian/Federal or Provincial photo identification, please contact us as soon as possible.

If you have any questions or concerns regarding your transaction, please do not hesitate to contact my office. I look forward to being of service to you.

Yours very truly,



WASEEM KALA

WK:fm



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI



WASEEM KALA
professional corporation

November 11, 2021

Mr. M. KAZMI, Ms. N. KAZMI & Mr. R. KAZMI

Re: Your sale to SAHAID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,
My File No.: 21-513

TRUST LEDGER STATEMENT

Received from purchaser on closing - KARIM ABDEL SAHAID and GEHANE SAMIR GREIS		\$1,805,654.97
Paid to discharge previous 1st mortgage - CANADIAN IMPERIAL BANK OF COMMERCE	\$1,362,477.79	
Paid legal fees and disbursements - WASEEM KALA PROFESSIONAL CORPORATION	1,128.87	
Paid Software Transaction Fee	145.77	
Paid Law Society Transaction Levy	78.79	
Paid to City of Richmond Hill re Remaining 2021 Taxes; Roll No. 38-08-0-012-47307-00000-04	2,125.07	
Paid to you following closing - MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN KAZMI	439,698.68	
	<u>\$1,805,654.97</u>	<u>\$1,805,654.97</u>

THIS IS MY STATEMENT HEREIN

WASEEM KALA

WK:fm
E. & O. E.

CONSENT TO JOINT RETAINER

TO: WASEEM KALA
Barrister & Solicitor (the "Firm")

RE: KAZMI sale to SHAHID/GREIS

[REDACTED] Richmond Hill, Ontario L4E 3K2,
[REDACTED]

Closing Date: November 15, 2021

My File No.: 21-513

All of the undersigned, being MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN KAZMI, (collectively the "undersigned parties"), hereby acknowledge and confirm that:

1. The Firm has been requested to act for each of the undersigned parties in connection with the above-noted transaction (the "Transaction");
2. The Firm has recommended that each of the undersigned parties obtain Independent Legal Advice about jointly retaining the Firm in connection with the Transaction;
3. In acting for the undersigned parties, no information received by the Firm from either party in connection with the Transaction can be treated as confidential insofar as the other parties are concerned;
4. If a conflict of interest should arise which cannot be reasonably resolved, arbitrated or settled, the Firm cannot continue to act for the undersigned, and in such case the Firm may have to withdraw completely from the Transaction;

DATED at Mississauga this **12** day of November, 2021.



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI

CONSENT TO ACT RE CONFLICT

TO: WASEEM KALA
Barrister & Solicitor (the "Firm")

RE: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,
[REDACTED]
Closing Date: November 15, 2021
My File No.: 21-513

We, the following parties, being MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN KAZMI, (collectively the "joint parties") hereby acknowledge being advised by you that you are representing all of us jointly, in the above transaction, and notwithstanding being so advised, the undersigned joint parties hereby expressly consent to you acting in this capacity.

The undersigned joint parties further acknowledge being advised that all information received in connection with this transaction from any one of us cannot be treated as confidential insofar as the other joint parties are concerned, and that the rules of the Law Society of Upper Canada require that when law firms represent clients jointly, I must raise certain issues with each of the joint parties and obtain their consent as to the course to be followed in the future if a conflict arises.

The undersigned further acknowledge having been advised that in the event of a material conflict between any one of us which cannot be resolved, you will advise us thereof, and it may be necessary for you to discontinue acting for either party in this matter.

DATED at Mississauga this 12 day of November, 2021.



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI

DIRECTION

TO: KARIM ABDEL SHAHID and GEHANE SAMIR GREIS

RE: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2, (City of Richmond Hill)

This is to direct you and shall constitute your good and sufficient and irrevocable authority to make your cheque for the proceeds of sale in the above transaction payable in favour of our solicitor:

WASEEM KALA PROFESSIONAL CORPORATION, IN TRUST

or as he may otherwise direct.

DATED at Mississauga this 12 day of November, 2021.



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI

UNDERTAKING

TO: KARIM ABDEL SHAHID and GEHANE SAMIR GREIS

AND TO: Vanular Lawyers Professional Corporation
Barristers & Solicitors

RE: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,

IN CONSIDERATION of and notwithstanding the closing of the above-noted transaction, I hereby personally undertake to obtain and register a good and valid discharge of the Mortgage registered as Instrument Number YR3278136 in favour of CANADIAN IMPERIAL BANK OF COMMERCE.

Without limiting the generality of the foregoing, with respect to each mortgage or charge referred to above, I personally undertake as follows:

- a) to forthwith pay to the Mortgagee or person lawfully entitled thereto all monies required to fully pay out and discharge such mortgage;
- b) to obtain and register a proper form of discharge as soon as possible after closing and to forthwith thereafter provide you with registration particulars thereof;
- c) ~~in the event that I have not obtained the discharge within one hundred and twenty days from the date hereof, to commence and diligently pursue a Court application for an Order discharging such mortgage and, upon such Order being granted, to forthwith register the same on title and advise you of registration particulars; and~~
- d) ~~to indemnify you from and against any and all direct or consequential claims, costs or damages arising from failure to discharge the said mortgage in accordance with the terms of this undertaking.~~

DATED at Mississauga this 12 day of November, 2021.

WASEEM KALA PROFESSIONAL CORPORATION

Per: _____


WASEEM KALA

UNDERTAKING

TO: KARIM ABDEL SHAHID and GEHANE SAMIR GREIS

AND TO: Vanular Lawyers Professional Corporation
Barristers & Solicitors

RE: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,

IN CONSIDERATION of and notwithstanding the closing of the above transaction, we hereby undertake as follows:

1. TO deliver up vacant possession of the premises on closing;
2. TO pay all arrears of taxes to the extent that an allowance has not been granted to the purchasers on account thereof and to pay the 2021 taxes in accordance with the Statement of Adjustments;
3. TO readjust, forthwith upon demand any item on the Statement of Adjustments, if necessary;
4. TO pay all utilities accounts, including hydro-electric, water and gas charges, to the date of closing;
5. To pay all amounts required to obtain a discharge of the mortgage(s) registered on title to the property and to obtain and register a discharge of such mortgage(s) as soon as possible after closing;
6. TO leave on the premises all chattels and fixtures specified in the Agreement of Purchase and Sale, free of encumbrances, liens and claims of any kind whatsoever.

DATED at Mississauga this 12 day of November, 2021.



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI

TO: KARIM ABDEL SHAHID and GEHANE SAMIR GREIS

AND TO: Vanular Lawyers Professional Corporation
Barristers & Solicitors

RE: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2,

UREA-FORMALDEHYDE WARRANTY

We, the vendors in the above transaction, hereby warrant that, to the best of our knowledge and belief, the subject property has not been insulated with urea-formaldehyde foam insulation.

BILL OF SALE

IN CONSIDERATION of payment of the purchase price herein, the undersigned, being the vendors of the subject property, do hereby sell, transfer and convey to the purchasers the chattels and fixtures included in the purchase price as specified in the Agreement of Purchase and Sale; and we covenant that we are the lawful owners thereof and have the right to transfer and convey the same and that such chattels and fixtures are free of all encumbrances, liens and claims of any kind whatsoever.

HARMONIZED SALES TAX

The above property is occupied as a residential unit and we did not acquire the property or carry on any construction or renovation of the property in the course of business or adventure or concern in the nature of trade and, to the best of our knowledge and belief, the sale of the property is exempt from Harmonized Sales Tax (HST) under the HST provisions of the Excise Tax Act (Canada).

DATED at Mississauga this 12 day of November, 2021.



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI

IN THE MATTER OF title to:



Richmond Hill, Ontario L4E 3K2,
(City of Richmond Hill)

AND IN THE MATTER OF the sale thereof from
MUHAMMAD MURTUZA KAZMI, NARJIS
FATIMA KAZMI and RIZWAN KAZMI to
KARIM ABDEL SHAHID and GEHANE SAMIR
GREIS

We, MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN KAZMI,
SOLEMNLY DECLARE that:

1. We are the absolute owners of the above mentioned lands and either personally or by our tenants have been in actual, peaceable, continuous, exclusive, open, undisturbed and undisputed possession and occupation thereof, and of the houses and other buildings used in connection therewith throughout our period of ownership of the property.
2. We are not aware of any person or corporation having any claim or interest in the said lands or any part thereof adverse to or inconsistent with registered title and are positive that none exists.
3. That possession and occupation of the above lands by the vendors have been undisturbed throughout by any action, suit or other proceedings or adverse possession or otherwise on the part of any person whomsoever and during such possession and occupation, no payment has ever been made or acknowledgment of title given by the undersigned, or, so far as we know, by anyone else, to any person in respect of any right, title, interest or claim upon the said lands.
4. To the best of our knowledge and belief, the buildings used in connection with the premises are situate wholly within the limits of the lands above described, and there is no dispute as to the boundaries of the said lands. Except as may be registered on title, we have never heard of any claim of easement affecting the lands, either for light, drainage, or right of way or otherwise.
5. We do not retain the fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment with respect to any land abutting the lands being conveyed in the subject transaction.
6. We are not non-residents of Canada within the meaning of Section 116 of the Income Tax Act (Canada) nor do we intend to become non-residents of Canada as of the closing date.

7. Within the meaning of the Family Law Act (Ontario):

MUHAMMAD MURTUZA KAZMI and NARJIS FATIMA KAZMI are spouses of one another and are both parties to this document. The property is not ordinarily occupied by me, RIZWAN KAZMI, and my spouse who is not separated from me, as our family residence.

AND we make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

SEVERALLY DECLARED before me
at the City of Mississauga
in the Province
of Ontario
this 12 day of November
2021.



WASEEM KALA

}
}
}
}
}
}
}
}
}
}
}
}
}



MUHAMMAD MURTUZA KAZMI



NARJIS FATIMA KAZMI



RIZWAN KAZMI

A COMMISSIONER, ETC.

ACKNOWLEDGEMENT AND DIRECTION

TO: Waseem Kala
(Insert lawyer's name)

AND TO: WASEEM KALA PROFESSIONAL CORPORATION
(Insert firm name)

RE: KAZMI s/t GREIS/SHAHID ("the transaction")
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Ontario as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- ☒ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☐ Other documents set out in Schedule "B" attached hereto.

Dated at MISSISSAUGA, this 12 day of NOVEMBER, 2021.

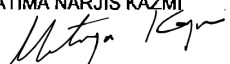
WITNESS

(As to all signatures, if required)





FATIMA NARJIS KAZMI



MUHAMMAD MURTUZA KAZMI



RIZWAN KAZMI

LRO # 65 **Transfer**

In preparation on 2021 11 11 at 14:11

This document has not been submitted and may be incomplete.

yyyy mm dd Page 1 of 2

Properties

PIN 03196 - 0335 LT Interest/Estate Fee Simple

Description

[REDACTED] CITY OF RICHMOND
HILL

Address

[REDACTED]
RICHMOND HILL**Consideration**

Consideration \$1,900,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name KAZMI, FATIMA NARJIS

Acting as an individual

Address for Service

I am at least 18 years of age.

KAZMI, MUHAMMAD MURTUZA and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name KAZMI, MUHAMMAD MURTUZA

Acting as an individual

Address for Service

I am at least 18 years of age.

KAZMI, FATIMA NARJIS and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name KAZMI, RIZWAN

Acting as an individual

Address for Service

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name SHAHID, KARIM ABDEL

Acting as an individual

Joint Tenants

Date of Birth 1972 06 27

Address for Service

[REDACTED]
Dolbeau-Mistassini, QC, G8L 5S5

Name GREIS, GEHANE SAMIR

Acting as an individual

Joint Tenants

Date of Birth 1971 01 23

Address for Service

[REDACTED]
Dolbeau-Mistassini, QC, G8L 5S5**Statements**

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good

LRO # 65 **Transfer**

In preparation on 2021 11 11 at 14:11

This document has not been submitted and may be incomplete.

yyyy mm dd Page 2 of 2

Statements

standing.
STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Calculated Taxes

Provincial Land Transfer Tax	\$34,475.00
------------------------------	-------------

File Number

Transferor Client File Number :	21-513
Transferee Client File Number :	PO1132-21



WASEEM KALA
professional corporation

November 15, 2021

CANADIAN IMPERIAL BANK OF COMMERCE
PO Box 115
Commerce Court Postal Station
Toronto, Ontario
M5L 1E5

Attention: Mortgage Payouts

Dear Sir or Madam:

Re: KAZMI and CANADIAN IMPERIAL BANK OF COMMERCE
Discharge of first mortgage
[REDACTED] Richmond Hill, Ontario L4E 3K2,
Loan Number: 3462186
My File No.: 21-513

Please find enclosed herewith a certified cheque in the sum of \$1,362,477.79, being the amount required to discharge this mortgage inclusive of interest to November 16, 2021.

Kindly close the account to which the above mortgage relates, electronically register a discharge of the mortgage and provide my office with registration particulars as well as a release of interest in the insurance.

Yours very truly,



WASEEM KALA

WK:fm



WASEEM KALA
professional corporation

November 15, 2021

CANADIAN IMPERIAL BANK OF COMMERCE
PO Box 115
Commerce Court Postal Station
Toronto, Ontario
M5L 1E5

Attention: Mortgage Payouts

Dear Sir or Madam:

Re: KAZMI and CANADIAN IMPERIAL BANK OF COMMERCE
Discharge of first mortgage
[REDACTED], Richmond Hill, Ontario L4E 3K2,
Loan Number: 3462186
My File No.: 21-513

Please find enclosed herewith a certified cheque in the sum of \$1,362,477.79, being the amount required to discharge this mortgage inclusive of interest to November 16, 2021.

Kindly close the account to which the above mortgage relates, electronically register a discharge of the mortgage and provide my office with registration particulars as well as a release of interest in the insurance.

Yours very truly,


WASEEM KALA

WK:fm



MD689V-2019/12

PAYOUT/DISCHARGE STATEMENT

From:
CIBC Mortgages Inc.
PO Box 115 Commerce Court Postal Stn
Toronto ON M5L 1E5
Residential: 1 888 264-6843 or 416 785-3255

Requested By:
WASEEM KALA PROF. CORP.
101B-405 BRITANNIA RD. E.
MISSISSAUGA ON
L4Z 3E6

Fax: (289) 904-0338

Mortgage Loan Number: 3462186.1

Borrower(s) Name and Property Address:
R KAZMI & N KAZMI & M KAZMI
[REDACTED]
RICHMOND HILL, ON

Legal Description:
PL 136 RP 65R38340 PT 3

Type of Mortgage Loan:
CIBC Variable Flex Mortgage™ Variable Rate, Closed 5-year

This statement was prepared on November 10, 2021 and is effective November 15, 2021.

Maturity Date	July 6, 2026	Principal Balance	\$1,353,191.01
Remaining Term	56 month(s)	Interest Due**	\$0.00
Last Payment Made	November 6, 2021	Outstanding Fees	\$0.00
Principal and Interest Payment	\$4,763.33	Paid In Advance	\$0.00
Mortgage Loan Interest Rate	1.580%	Property Tax Balance	\$0.00
CIBC Prime Rate	2.450%	Accrued Creditor Insurance Premium##	\$31.59
Per Diem Interest	\$62.09	Other Balances	\$0.00
		Accrued Interest	\$527.19
		Discharge/Assignment Fee	\$300.00
		Registry Office Charge	\$77.62
		Prepayment Charge#	\$8,288.29
		Cash Back Repayment	\$0.00
		Payout Amount as of November 15, 2021	\$1,362,415.70

** If Variable Rate Mortgage, Interest due may include deferred interest.

The prepayment charge is 3 months interest on the amount prepaid, calculated at CIBC Prime Rate.

Creditor Insurance for CIBC Mortgages is optional creditor's group insurance underwritten by **The Canada Life Assurance Company** and administered by the insurer and CIBC. You may contact Canada Life at 1 800 387-4495 or visit www.canadalife.com.

Interest must be added at the rate of \$62.09 per day from November 15, 2021, until the certified funds are received in this office or any CIBC branch.

1. This statement is valid as of the preparation date and for the period of 30 days thereafter, after which a new statement must be requested. Any subsequent statement produced makes this statement null and void.
2. This statement records the principal balance as of the preparation date, taking into account all payments due on or before the effective date and assumes that all such payments have been made and honoured. If any such payments have not been made and honoured, or if any subsequent charges are processed, the figures given in this statement may not be relied upon and a new statement must be obtained. We will not provide a discharge of the registered mortgage/charge until all outstanding payments and charges have been made and honoured.
3. This statement is based on the assumption that the following instalments are honoured when paid on the dates shown:

Payment Due Date

Payment Amount

Total Amount Due:

\$0.00

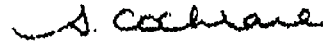
4. Property tax bills received on or subsequent to the statement preparation date will not be paid by Canadian Imperial Bank of Commerce.
5. Factors that could cause the prepayment charge quoted above to change:

If you do not prepay before this statement expires, the prepayment charge could change if:

- CIBC Prime Rate changes, because the prepayment charge is based on CIBC Prime Rate.

MK [Signature] [Signature]

- the remaining term becomes less than 3 months. In that case, the prepayment charge will be interest calculated from the mortgage payout date to the maturity date at your mortgage loan interest rate.
- the principal balance of the mortgage changes; for example, if you miss a scheduled payment, or make an extra payment.



Authorized Signature

E. & O. E.

TM Trademark of CIBC.



WASEEM KALA
professional corporation

November 15, 2021

Royal LePage Signature Realty Brokerage
200-30 Eglinton Ave W
Mississauga, Ontario
L5R 3E7

Dear Sir or Madam:

Re: KAZMI sale to SHAHID/GREIS
[REDACTED], Richmond Hill, Ontario L4E 3K2, (City of Richmond Hill)
Closing Date: November 15, 2021
My File No.: 21-513

I am pleased to advise that the above transaction has now been completed and, insofar as the deposit monies which you are holding exceed the commission payable, I would request that you promptly refund the difference of \$19,855.00 to my clients:

MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI and RIZWAN KAZMI

Thank you for your cooperation.

Yours very truly,

A handwritten signature in black ink, appearing to be 'Waseem Kala', written over the printed name.

WASEEM KALA

WK:fm



Signature Realty

30 Eglinton Avenue West #200, Mississauga, Ontario, L5R-3E7
Phone: 905-568-2121 Fax: 905-501-4924

October 22, 2021

COMMISSION STATEMENT

c/o KALA LAW FIRM
405 BRITTANIA ROAD EAST, 101B
MISSISSAUGA, ON
L4Z-3E6

FAX: (905)963-7963

RE: Agreement of Purchase & Sale
MUHAMMAD MURTUZA KAZMI, NARJIS FATIMA KAZMI AND
KAZMI to DR. KARIM ABDEL SHAHID & DR. GEHANE SAMIR GREIS

RIZWAN

To our commission re: Sale of 129 BOND CRES
At a sale price of \$ **1,900,000.00**

Commission payable	\$ 66,500.00
Less deposit with agreement of purchase and sale	\$ 95,000.00
Harmonized Sales Tax-10488 7682RT	\$ 8,645.00

Balance due to vendor	\$ 19,855.00

Closing scheduled for November 15, 2021

MK DR. KARIM ABDEL SHAHID DR. GEHANE SAMIR

Our reference number is M214707

******PLEASE FAX CONFIRMATION OF CLOSING TO 905-501-4924 ONCE DEAL
COMPLETE, SO THAT WE MAY RELEASE BALANCE TO VENDOR.**

If there is a discrepancy with this invoice, please call:

Office Administrator
Royal LePage Signature Realty

RECEIVED

KD



RichmondHill.ca

225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4

VANULAR LAWYERS PROFESSIONAL CORP
C10 & C11 - 2200 BROCK ROAD
PICKERING ON L1X 2R2

Certificate of Treasurer

NOV 01 2021

No: 68862 Fee Paid: \$89.00

Date: October 28, 2021

Roll No: 38-08-0-012-47307-00000-04

Location:

Description:

Owner: KAZMI NARJIS FATIMA
KAZMI MUHAMMAD MURTURRA
KAZMI RIZWAN

Reference:

Levy Information

Year	Interim	Annual	Supplementaries	Appeals	Apportionment	Cap/Clawback	Total
2021		2,961.38	2,125.07				5,086.45
2020		2,932.46					2,932.46

Tax Information

* Future Instalments

Year	Tax Owning	Pen/Int Owning	Total Owning		
2021	2,125.07		2,125.07	December 1, 2021	1,063.07
2020				January 4, 2022	1,062.00
2019					
2018 & Prior					
Sub Total	2,125.07		2,125.07		
Tax Loans					
Total	2,125.07		2,125.07		

* included in total owing

Collection Activity

Note: **IMPORTANT NOTICE: ADVISE YOUR CLIENT(S) OF FUTURE INSTALMENTS AND NOTIFY OUR OFFICE IN WRITING OF ANY OWNERSHIP CHANGE(S) AFTER CLOSING TO OWNERCHANGE@RICHMONDHILL.CA

CERTIFICATE IS SUBJECT TO CLEARANCE OF TAX PAYMENTS THROUGH THE BANK. Penalty/Interest is calculated to date of this Certificate. This Certificate shows all arrears of taxes against the lands described hereon including additions to the roll and proceedings have not been commenced under the Municipal Act, unless otherwise indicated. Subsequent additional levies for the current year or prior years under the provisions of the Assessment Act and the Municipal Act, or other statutes, including those resulting from assessment reconsiderations, appeals, and/or land severances/consolidations, which may be billed in future years, are not included. There are no pending or existing local improvement charges unless indicated under additional information.

MK

D/Kami

B. Markel

For Treasurer:



Audit Trail

TITLE	KAZMI 21-513 SALE DOCS
FILE NAME	Complete TBE File.pdf
DOCUMENT ID	68204beda61368bcb789c6d312a63336da8a4f19
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



SENT

11 / 14 / 2021

21:37:06 UTC

Sent for signature to MUHAMMAD MURTAZA KAZMI (murtuza@live.ca), NARJIZ FATIMA KAZMI (narjis02@hotmail.com), RIZWAN KAZMI (rizwankazmi@hotmail.com) and WASEEM KALA (waseem@wkalalaw.ca) from waseem@wkalalaw.ca
IP: 70.51.132.204



VIEWED

11 / 14 / 2021

21:42:57 UTC

Viewed by RIZWAN KAZMI (rizwankazmi@hotmail.com)
IP: 98.221.165.44



SIGNED

11 / 14 / 2021

21:52:25 UTC

Signed by RIZWAN KAZMI (rizwankazmi@hotmail.com)
IP: 98.221.165.44



VIEWED

11 / 15 / 2021

15:02:50 UTC

Viewed by MUHAMMAD MURTAZA KAZMI (murtuza@live.ca)
IP: 192.40.232.130



SIGNED

11 / 15 / 2021

15:03:28 UTC

Signed by MUHAMMAD MURTAZA KAZMI (murtuza@live.ca)
IP: 192.40.232.130



Audit Trail

TITLE	KAZMI 21-513 SALE DOCS
FILE NAME	Complete TBE File.pdf
DOCUMENT ID	68204beda61368bcb789c6d312a63336da8a4f19
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



11 / 15 / 2021
18:57:40 UTC

Viewed by NARJIZ FATIMA KAZMI (narjis02@hotmail.com)
IP: 24.114.51.62



11 / 15 / 2021
18:58:52 UTC

Signed by NARJIZ FATIMA KAZMI (narjis02@hotmail.com)
IP: 24.114.51.62



11 / 15 / 2021
18:59:18 UTC

Viewed by WASEEM KALA (waseem@wkalalaw.ca)
IP: 72.143.194.78



11 / 15 / 2021
18:59:26 UTC

Signed by WASEEM KALA (waseem@wkalalaw.ca)
IP: 72.143.194.78



11 / 15 / 2021
18:59:26 UTC

The document has been completed.